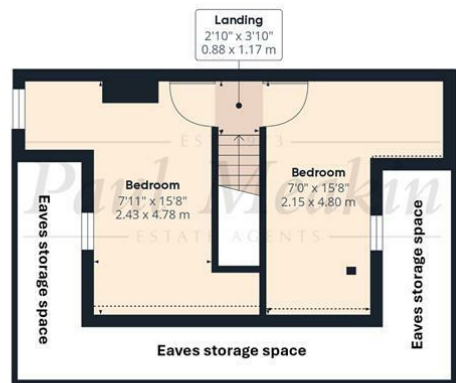


Approximate total area⁽¹⁾
 1569.06 ft²
 145.77 m²

Reduced headroom
 80.94 ft²
 6.26 m²



(1) Excluding balconies and terraces

Reduced headroom
 Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



EST 1973
Paul Meakin £750,000 Mitchley Hill, South Croydon, CR2 9HA
 ESTATE AGENTS



Paul Meakin is delighted to market this spacious five bedroom extended semi-detached family home boasting just under 1,600 square feet. Internally the cleverly designed extension by the current owners offers five bedrooms, two bathrooms, three reception rooms with further scope to extend to the ground floor STPP. The bright and spacious entrance hall leads to the reception rooms, the stylish refitted kitchen was bespoke designed in 2022 utilising every inch of the space to maximise functionality by Blok Designs in Redhill. Additional features include a detached workshop / garage, large level garden mainly laid to lawn with several shrub areas, the landscaped frontage offers off street parking for additional vehicles. This home would suit growing families and is ready to move into to enjoy the space, condition and location.



Situated within close proximity of Sanderstead village, a mix of good local schools and recreational grounds. EPC Rating pending. Council Tax Band D.

Mitchley Hill is close to Riddlesdown Common yet within reach of Waitrose in the heart of Sanderstead together with both Atwood and Gresham schools, churches, tennis, golf and cricket clubs and the local shopping parade together with Riddlesdown Collegiate.

Energy Efficiency Rating	
Current	Potential
81	81
100 points A 91-100 81-90 B 71-80 C 61-70 D 51-60 E 31-50 F 1-30 G Not energy efficient - higher running costs	
England & Wales EU Directive 2002/91/EC	



TAX BAND: D

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

- Large extended semi detached home
- Five bedrooms
- Two bathrooms
- Three reception rooms
- Refitted bespoke Kitchen
- Detached garage/ workshop
- Driveway
- Level large secluded garden
- Scope for ground floor extension STPP



Porch

Entrance Hall
6'9 x 6'2 (2.06m x 1.88m)

Living room
14'5 x 12'5 (4.39m x 3.78m)

Study / 6th Bedroom
8'2 x 6'9 (2.49m x 2.06m)

Dining room
12'5 x 12'3 (3.78m x 3.73m)

Downstairs bathroom
7'3 x 6'8 (2.21m x 2.03m)

Separate W.C

Kitchen
10' x 9'9 (3.05m x 2.97m)

Landing

Bedroom
12'5 x 12'1 (3.78m x 3.68m)

Bedroom
12'5 x 8' (3.78m x 2.44m)

Bedroom
9'1 x 7'9 (2.77m x 2.36m)

Bedroom
15'8 x 7'11 (4.78m x 2.41m)

Bedroom 15'8 x 7'

Garage

